foot hat; \$00 block south side; just fast off Main street; has 2 story on it. If you are leasing for a case properly let's go and son; for ant lerms see S. H. Hooke, or 214 Central National Bank Bidg.

list Casit and \$10 a month burn beautiful high suburban lot on atreet on line. Bluckburn & Brooks 205 Town Blue, Cedur 1455.

on Cost tore this of ice residence at fost Sighteenth Street, A. J. Jen-ier, Cosp. \$286-2771, 528 Maye 200g.

to swart tends cash. John Barrelt, one by swart tends cash. John Barrelt, one Day Robinson Bidg. Phone Ceago 187. Ceater 238.

K. Bidock North Hiwood, only one left at the price. \$1.00; owner in Texas, cashe the cooler howe paid. S. H. Booker, realist, tends 1088.

LANDS AND PARMS FOR SALE ST

ARKANSAS.

and last. Fruit for home use and owner must realize some cash at once, it must be not be set this at the price 48.508. Maliroom, World We would be very glad to show you through.

PLORUDA NUT AND PRUIT PARM Ideal climate; forced said. S. L. Midder, MISSOURI

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B. E. Dunn, Anderson, Mo.

FOULTRY FAIM.

40 acres, improved, 50 chickens, cowborse and implements; 5565; 5506 will handle. W. Arthur Mountain West, Mc.

5th ACRE Missouri farm, hair mile from railroad station; good buildings. In acres of battonic will trade for property in Tules or elsewhere. Patterson Really Co., 216 Robinson Hidg. Osage 8040-1176.

NEW MINIO.

COTTON GROWERS in Las Cruces district making bate an adda; no hol-waydi; U. S. brigation project; ideal climata. For facts write Farm Bureau. Las Cruces, N. M.

FRALTH SEEKERS investigate southern New Mexico; U. S. weather bureau classes our all year climate; mild, drysinshine, generally invigorating; unsurpassed for healthfulness and comfort. Write Chamber of Commerce, Las Unices, N. M.

ORLAHOMA.

OOD FARMS, WELL IMPROVED
tel all sections Oslahums. Offered
forced sale prices and on very discreme. (mly anna) cash payment al farms (saly small cash payment bossessy, Have farms of all stars from \$5 arrss to \$50 acres. Wonderful appointments to be acres. Wonderful appointment to double your money in short lime. Tenants can become land owners farms will never be as charp scales will never be as charp scales or you to chose from Write impediately for booklet fully describing less farms. H. S. Kanderson, 267 milwest, National Bank Hidg., Oklama, fity, Okla.

LAND-LAND-LAND
Catile of dairy reach for sale, five miles from paved roads and 20 miles from paved roads and 20 miles from paved roads and 20 miles from Pales in 10 miles and control matter holes and control line halance of about 2.500 arres, which is fulbillood and miles and the fulbillood and miles and the particular full food and and the sale fulbillood and miles are sale fulbillood and miles are to the fulbillood and miles are to fulbillood and miles are reasonable from the list of the very reasonable from the list of a reasonable from the list of the list of

short time \$75 per acre, long tarms.

Fived road bargain; \$6 acres, 12 miles from Tuisa in Tuisa country; T2 acres in cultivation, one mile from Consolidated high school and turn of \$60 population; railread, natural gas, telephone and sherric lights; price \$8,806 May one interested in ranches or farm land, we believe we can please tham, We have approximately 10,000 acres to epicet from within 16 miles of wise, all near poved roads, improved or unimproved; tong terms. Nichola Brita. 118 E. First St., Tuisa, Ohla.

TES ACRES AGAIN COUNTY, Secar 54, P. O. Box 802,

Real Estate for Sale LANDS AND PARMS FOR SALE 87

OKLAHOMA.

P ACRES, prospective of land in Texas, will fears for saything of calus, will divide. Owner, P. Law \$57.

AND RITHER OWNERS. PRESENTING OF CALLES AND RESTRICT TO SERVE OF CALLES AND RESTRICT TO SERVE ON THE SERVE OF CALLES AND RESTRICT TO SERVE OF CALLES AND RESTR Antonio Tone S. X. & A. P. R. Ho. Antonio, Tesas.

Antonio, Tesas.

B. R. CUTTON, PRUIT GOND WATER—What else do lou need to make a prosecution of season of a character section of ground governor farm land in the south pulms at leasurance. Tesas, where we are offering to sell this land in quantities in suit the purchaser at very ressoundle prices on long time and at a low rate of interest. If you are

OUT OF TOWN REAL ESTATE SEA Do you know that this close-in prop

WANTED-REAL ESTATE 80
SAVE CURTING INS with \$1,000 in \$2,000,
Wanting to but 2 or a room bunga-lows, and scatomers wanting 15 to 18,000 month buns, must be well nea-ted Exchange Trust Co. /est catale department Comput \$700. RAVE

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any kind, call Dilately Realty Ca., Ceday LOOKY!

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orly in the best bet for mark prop-city in the best bet for mark pro-ments in this location for \$15.000 will make hig money Other close-in properties that will make

T. A. TRUSTY 1001-1002 Mayo Bidg.

Orage 5528-1629.

See Park Place This Holiday Time

Livive out South Feoria New Year's day to Nineteenth and Twentieth streets and look over the last bit of high-class residential properly to be offered at a moderate price; close to Maple Ridge. This property is restricted. Will have no appartments or stores to detract.

The following have bought in this addition recently: D. F. Dickey, L. C. Murray, C. S. Walker, Ralph Berry, A. B. Cory, Allen Cooper, Gerald Benedict, J. C. Wilhelt, Joe Bird and I. J. Underwood.

We can deliver at this time a high 50-foot for the small price of \$2.250, with sewer paid out and paving going in at once. All other lots are \$50 and \$60 per foot.

Murray D. Russell

201 HAVER BLDG.

Actives 192 N. care World.

International Homestead of the Server and Core of the Core of

6000 SANDY RIVER HOTTOM FARM-If area ish area good state of culti-vation, three tenant houses and barns, and roads, water, schools churches. Two-story, pressed brick home, big living room with many

Two-story, pressed brick home, big living room with mantel and two sets French doors to east front purch, big center hall and a wonderful dining room, four beautiful bedrooms with two haths.

Full basement with every convenience. Large beautiful grounds This is one of the fine homes of this city and priced for quick sale because

B. R. Farmer Company OSAGE 7448-REALTORS

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1909 Abbott & Welch 1923

OUR NEW YEAR'S MESSAGE

Three hundred and sixty-five days of golden opportunities have just past and the New Year is he with its new offers, and as the days go by, opport nity will again knock at your door and unheeded pass on never to return, and time, the unrelenting measure of our destiny reaps her frequired moments and stores them in her vaults where memory only

This is what the New Year means to us for we have grown up with Tulsa and year by year watched with increasing interest the widening circles of her remarkable growth. We are proud to be classed as one of her upbuilders and to have been the direct cause of bringing happiness and prosperity to hundred. dreds of her citizens.

A few years ago when Tulsa was just an lofant, it took courage to pay the prices—"that are always too high"—for a house or lot or a few arres, and looking back now we recall both, those who had and those back now we recall both, those who had and those who lacked the courage and foresight to act. But one need not be a crystal gazer to foresee the future of Tuiss new. She has passed the point of possible failure, her substantial structure, her magnificent olivic improvements and plans, her increasing and varied industries all assure her future. Great corporations are coming to Tuisa for the many advantages offered. Institutions of education and art, the equal of any, are assured. Mills and factories are constantly being built and with her splendid new water supply will increase by leaps and bounds. As Omar Khayyam said: "I know not what they buy that's half as precious as the stuff they sell." Where

As offer knayyam and. I also not what they on that's half as precious as the stuff they sell." Where can one invest more wisely than or Tulsa real estate? We believe that 1923 affords greater security and promise of increased value in Tulsa real estate than any year in her history.

Our knowledge and experience is yours for the ask-ing. Our generous terms are within your means. Our autos and salesmen are at your service, 1923 OPPORTUNITIES ARE HERE, AND SOON TO PASS

\$5,600—One of the most attractive bungalows in Tulsa, new, special built-in features; desirable dis-trict, on S. Zunis; \$1,000 cash, balance \$50 per month. This is a remarkably good buy. \$5,000-Beautiful bungalow, new and modern, in irving park; a dream; \$500 cash, balance \$60 per

month.

\$5.000—An investment snap that will pay 40% on
the investment; four rooms, including furniture for
seven rooms; three 2-room apartments; two single
rooms, three rooms occupied by owner or can rent;
rented for \$140 a month; \$2,000 cash desired but
may handle on less; must be sold at once. This is
the heat investment buy we have had for months. We have a few lots at the original prices in de-veloped subdivisions; all lots \$0x140, sewer, water, lights gas and paved streets.

\$50 down, \$15 per month, in McClain addition, East Lawn addition, Hursts addition, Yarger addition, Byrn Mawr Half Acres.

A number of suburban home sites in the select dis-trict on South Levis avenue, in 3-mile circle, high, wooded, sightly; reasonable prices and terms, Our suburb addition

HARWARD REIGHTS. Will soon be completed but you can make your selection now and get the banefit of choice before the regular opening. East Eleventh and Harward, in 3-mile circle; reasonable restrictions and prices.

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PHONE ORAGE 1681

Real Estate

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RALPH M. DARNELL

2-STORY RESIDENCE

rated at Terrace drive entrance on Efficienth street; exquisite furnish-ings; newly decorated and pain-ed, all rugs and curtains recent-ly dry cleaned. Rent \$250 per month. Excellent references re-

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OSAGE 5556

DO YOU KNOW A BARGAIN WHEN YOU SEE IT?

T. A. TRUSTY Realtor, 1002 Mayo Bldg Osage 5528—Osage 1629



in Marile Park addition, five 200000 and breakfast room, extra pice decorations, one floors, pedestal layer tory and base tub in bathroom, fine brick mantel. Resement and germs.

Extra large east front lot. This is in the vory best residence section in Tubsa. Price 27,509, with \$1,000 cash and halance monthly.

The time will soon came when Tubsa people will use sense in buying a home and not follow a fad. The homewithst are away an high and stories, poor storm and not rollow a fad. The homewithst are away in high and stories, poor storm the vory best residence section in Tubsa. Price 27,509, with \$1,000 cash and balance monthly. The above houses are within 20 feel as high as any point in the city limits and are surrounded with good houses

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We will sell them to a quick hayer at root, with a \$1,000 and \$1,000 down and balance on terms. The planeting fixtures are equal to these in \$75,000 house. Houses are open for your inspection. See them, before you buy. Consider health first and buy these houses. 802 North Constants. Consider health first and buy these houses. of Cincinnati and Independen

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HONEST VALUES EASY TO BUY

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OSACE, 4325

Real Estate

120-North Moreland, faces two streets. 525 cash, \$50-North Hoston place. The new, balance when house is built

1.958 Fine east front. North Denver easy terms. 2.150-Half acre and two-room house; \$100 cash, \$25 monthly

1,350-North Boston, cast from lot; a real bargain. 5 1,250 to \$1,750-Fine lots, North Denver, paving and sewer.

5 1,800 Only lot left in Lake View at the price; shade, from \$ 2,160-Pine east front shaded lot, Oreuth addition.

\$ 2.500-With terms or less for each, Edgewood addition corne

\$ 5,650-Clark addition, best in southeast part of city.

\$ 2,750—South Frieco, close in, south side, east front, easy terms, restricted. 5 5,680-A wonderful corner, 69x150, close in south side, easy terms. 1 8,500—Restricted to fine homes, Stonebraker Heights, 100x140

Listen to this—Living room across \$10,000—A business lot for wholesale business one-half block of Frisco chire front, two large south sleeping rooms, very attractive kitchen, dining room and breakfast rooms. \$17,500—East Third street, corner alley, 70x100; a real bargain.

two sets of French doors, tile bath, large basement. Concrete floored porch, brick columns, drive, garage and servants' quart. This is southeast in the path dovelopment. Price only \$7,500, on easy terms; you had bester hurry.

\$20,000 — Close-in corner, 2 rooms and 7 room modern, stande; 2 garages, 114,000 — Business corner, south side, good investment, easy terms. \$13,300 — Best apartment house sits on south side, close in. Terms, southeast in the path davelopment. Price only \$7,500, on easy terms; you had bester hurry.

E. G. CLINNINCHAM \$20,000-Close-in corner, & rooms and 7-room modern; shade; 2 garages

E. G. CUNNINGHAM

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Real Estate

OSAUD: 4578-552

Real Estate

CORNER VANCOUVER AND WEST ARCHER

RENTAL STOREROOM that from corner by with small For rent in new building, size brane and garage un over less total 50x140. Will sub-divide if paying \$150 test and \$25 per desired. Apply Box 401-N, addition. Will trade some.

MARSHALL OR IZTHIST. \$1700 T # 2200 SOLD 41700 2 \$1400 1/300 SOLD !! \$ \$ 1.300 0 3 % SOLD \$ 4250 0 2 \$1200 \$1.100: 0 : \$1,300 \$ 8/200 \$1.0000 SOLD 0 3 9 SOLD 91.100 #800 50LD . 2 × \$1.225 48W 607 \$1.200 9 2 01.050 \$850 3 e 50L0 LOW LOT \$400 n \$1200 81/00 3 \$1.000 3 # 50LD 2 4900 N Lew Let \$10000 11/00 " 9 \$1.225 11.000 7 n 1900 \$1.0000 4 SOLD

Chart in adultion now in Tube. All in the 1100 block, North Boston, Buston Piace and Cincinnati. Boston paved, contract let for other streets. Steen sever in and paid for, sunliver sewer just completed. Low paying and sewer costs.
These lots are a mile closer to the city than any addition now being sold.

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LOW LOT

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H \$1500 \$1300 3

\$ \$1800 \$1,500 \$

2 9 \$1.250

OSAGE 4375

that is highly restricted and one of the highest-class additions ever put on in the city. The borth side is now coming into its own.
Our lote are selling at prices lower than they are getting two miles further Contractors and builders who will start to build a nice house within twenty days will be allowed lack off for each.
Close in lots are getting scarce. Better pick yours out right quick, while these low prices are on.
See prices on plat above.
Our highest lot is just the same height as the steps on Kendall college by transit leveling. Why not have a high let within walking distance, at a low

price? You will never be able to buy so close in again at such low prices.

B. G. GOBLE

219 UNITY BLDG.

\$ \$1.050 \$1.000 EG

\$1100 0

\$14000

\$ \$1.300

\$ \$1,600

PLACE



TULSA'S SUB-DIVISION DE LUXE Value of Real Estate in Any Commu-

nity Is Absolutely Determined by the

Class of Improvements.

That New Years Gift A Lot in Beautiful OAK CLIFF Addition

Looking

for

Profitable

Investment?

OAK CLIFF

Affords It

The second second second second

is one of its greatest

requisites.

Far-sighted business men in bringing in Maple Ridge five years ago imposed moderate building restrictions. The result was the building up of a model residence section and rise in property valuations all over the southeastern section. Then came Sunset Park, Ridgewood and other high-class additions that attracted thousands of persons desiring homes amid the most favorable surroundings.

Oak Cliff Restrictions Insure High-Class Development

Within the next few months construction of residences as handsome as can be seen anywhere else in the city will have started in dead earnest and then prices are certain to advance and will continue advancing with the property improvement. Those who buy now not only secure a pick of lots, but will see their investment increase in value as the months roll around.

Realty Investments Safer Than Bonds

Money invested in stocks and bonds may get away from you, but your realty holdings are there when you want them and well invested, are always convertible into cash at an advance over the cost price. The best realty investment is the purchase of lots in any high-class addition in advance of property improvements.

Oak Cliff advantages-high altitude, easy access to business district, pleasant surroundings, guarantee of all public improvements. Restrictions \$5,000 to \$15,000

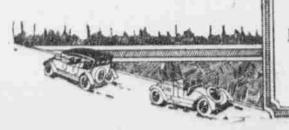
Prices \$750 and Up

TERMS-ONE-FOURTH CASH, balance in 3, 6, 9, 12, 15 and 18 months at 7 per cent interest.

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Oak Cliff Realty Co.

201-202 Mayo Building THEODORE COX, President



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From the Summit

of Hill